056.0	0002	0036.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,146,200 /	1,146,200
					USE VALUE:	1,146,200 /	1,146,200
					ASSESSED:	1,146,200 /	1,146,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		BRATTLE CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANTINI MARK & GARY--TRS
Owner 2:	SANTINI REALTY TR
Owner 3:	
Street 1:	60 DUDLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 17,783 Sq. Ft. of land mainly classified as Office with a Office Building built about 1965, having primarily Conc. Block Exterior and 10800 Square Feet, with 1 Unit, 0 Bath, 4 3/4 Baths, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	17783.000	757,100		389,100	1,146,200
Total Card	0.408	757,100		389,100	1,146,200
Total Parcel	0.408	757,100		389,100	1,146,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 106.13 | /Parcel: 106.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 37481

GIS Ref

GIS Ref

Insp Date 09/10/18

!4645!

Parcel ID 056.0-0002-0036.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	340	FV	757,100	0	17,783.	382,700	1,139,800	1,139,800	Year End Roll	12/18/2019
2019	340	FV	722,500	0	17,783.	338,100	1,060,600	1,060,600	Year End Roll	1/3/2019
2018	340	FV	722,500	0	17,783.	338,100	1,060,600	1,060,600	Year End Roll	12/20/2017
2017	340	FV	722,500	0	17,783.	338,100	1,060,600	1,060,600	Year End Roll	1/3/2017
2016	340	FV	722,500	0	17,783.	338,100	1,060,600	1,060,600	Year End	1/4/2016
2015	340	FV	618,600	0	17,783.	306,200	924,800	924,800	Year End Roll	12/11/2014
2014	340	FV	618,600	0	17,783.	306,200	924,800	924,800	Year End Roll	12/16/2013
2013	340	FV	618,600	0	17,783.	306,200	924,800	924,800		12/13/2012

PRINT

Date	Time
12/10/20	19:38:29

LAST REV

Date	Time
10/09/19	13:27:33
apro	
4645	

USER DEFINED

Prior Id # 1:	37481
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10962-240		10/22/1965			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2014	660	Sign	8,000					
12/4/2013	1762	New Buil	350,000	O				
10/17/1995	619		65,000	C				REMODEL 1 & 2 FLOO

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2019	I & E Return	JO	Jenny O
9/10/2018	MEAS&NOTICE	PH	Patrick H
2/21/2017	I & E Return	EMK	Ellen K
6/26/2014	Info Fm Prmt	PC	PHIL C
3/5/2014	Info Fm Prmt	EMK	Ellen K
3/11/2009	Meas/Inspect	197	PATRIOT
5/9/2000	Meas/Inspect	197	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		17783		Sq. Ft.	Site		0	15.25	1.43	CF									389,121						389,100	

Total AC/HA: 0.40824 | Total SF/SM: 17783 | Parcel LUC: 340 | Office | Prime NB Desc: COMM FR | Total: 389,121 | Spl Credit | Total: 389,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	71 - Office		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	12 - Concrete	50	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	4	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		28	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	0.89259261
Const Adj.:	0.95511633
Adj $ / SQ:	89.516
Other Features:	37560
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1051589
Depreciation:	294445
Depreciated Total:	757144

COMMENTS

LIFE LINE. AUTO WATER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0		Baths:					HB 1		

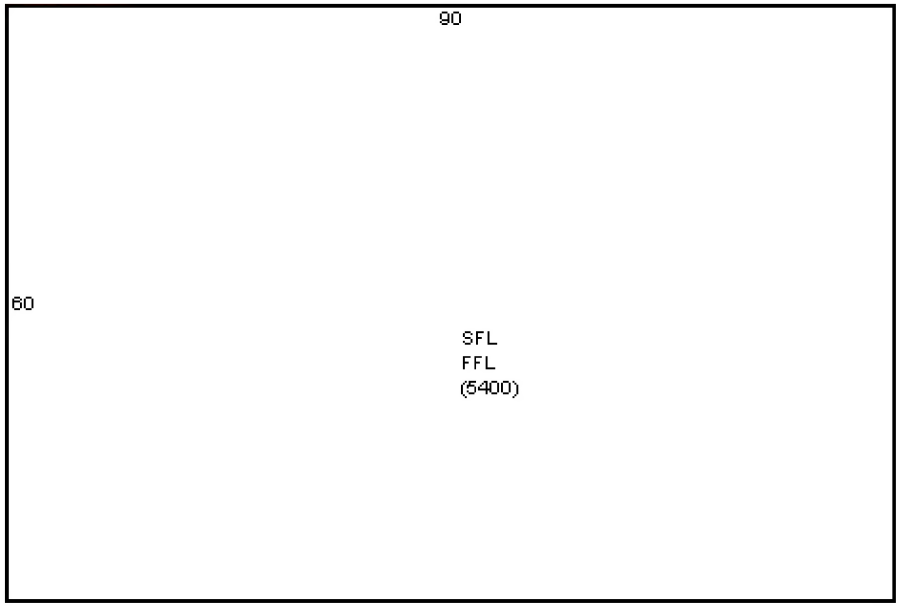
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	5,400	80.560	435,046
SFL	Second Floor	5,400	89.520	483,384
	Net Sketched Area:	10,800	Total:	918,430
Size Ad	10800	Gross Are	10800	FinArea 10800

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	WHS	100	A	2

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	98.47
Special Features:	0	Val/Su Net:	70.10
Final Total:	757100	Val/Su SzAd	70.10

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 056.0-0002-0036.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: